

**DRUMLINS HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES**

May 16, 2022

Present

**Jim Myers
Frank Auria
Barb Starr
Dick Exton**

**Management: Rick Thomas-absent
on vacation**

Guest: None

The meeting was called to order at 4:00 PM.

Approval of Minutes of 4/18/22 meeting: Motion to approve, Jim Myers; second Dick Exton; approved by all present.

Acting President following resignation of Ron Uhlig:

After a discussion among board members, Jim Myers agreed to take on the Acting President role in addition to his role as Treasurer. At the time of this meeting, no additional applications for a position of the HOA BOD had been received. After the Annual Meeting on June 8, the BOD will choose the persons to fill officer positions.

Variance Requests: 4 variance requests were submitted since the last HOA meeting.

Request made for approval of a rock border around a back garden bed at 1260 Wellington. It will be within the present footprint of the garden bed.

Request made for a “no mow” area behind 1266 Wellington where only moss and low sedges grow. If it becomes unsightly, mowing will resume. The area is heavily shaded and appearance seems to worsen with mowing.

Request made for temporary “dog park” behind a resident’s unit. After some discussion the request was withdrawn.

Request made to replace a front door plus the storm by resident expecting to move in to the Drumlins the end of May. More information was asked for by the (previous) president from new resident to be sure door meets requirements to be uniform with the rest of the community. Waiting for further response from future resident to vote on that variance.

Manager’s Report: Rick Thomas was on vacation and not available to review. Financial report reviewed by Treasurer and BOD for April, 2022 as follows: The Disbursements’ report reflects \$5,000 deposited to the roof fund and \$3,650 to the general reserve account. The remaining disbursements were \$111.21 plus \$25 service charge (this is new) for administration, \$1,399.26 to Crofton Perdue as per management contract, \$2848.75 for one of 8 landscaping from Josh Landscape:, \$1,328.40; \$56.64 for electric, \$1,581.08 for insurance and \$0 for supplies. Contracted repairs totaled \$1603.23 with \$771.17 for Crofton Perdue repairs; \$740.68 to DynaMole for to flush storm sewer @ 7BL; \$91.38 to Graves Bros for roof repairs 2 BL; \$2,769.85 to Pittsford Tree for tree planted fall of 2021; \$653.52 to IRS for taxes; \$2769.85 was transferred from the GR to cover the long-term property improvements completed over several months. For 11 months, landscaping, supplies and taxes were unfavorable to budget while contracted repairs and insurance are favorable to budget.

Jim Myers provided the 4/30/22 reserve analysis. The General Reserve has \$90,293.07 with \$7,811.68 of encumbrances. Sufficient funds were transferred to the GR to replenish it to budget.

The Roof Reserve has \$364,195.94

Jim Myers will request additional information about new banking charge passed on to HOA.

Past due accounts total \$1675.00 at 4/30/22 from 1 homeowner.

Old Business:

1. **Cement pads** AGR should replace cement pads beneath mailboxes in May.
2. **Spongy** (gypsy) moths: Ron Uhlig and Barb Starr used dormant oil on visible spongy (formerly gypsy) moth eggs over a few days in the common areas. After a few very warm days some caterpillars were observed and Barb physically removed those reachable and Ron followed with a one time application of Sevin directly to egg masses. Barb has checked again and has not observed any active caterpillars. This does not mean we won't see some activity, but I (Barb) believe there should be minimal damage in those common areas and no additional intervention is planned at this time.
3. **Roofs** One roof is being replaced at 2 Brooklin. Serious leaking and evaluation by roofing company indicated this was needed. The process for this replacement will help to prepare HOA for other roof replacements. A roof committee (BOD at present) will work with Rick Thomas. Another community is willing to share information through Rick to help with directing planned roof replacements in the coming year or two. The BOD will look for another resident to serve on roofing committee.
4. **Power washing** for next one third of Drumlins is to be scheduled for this year.
5. **Walkaround:** Jim Myers will follow-up with Rick about items identified as needing action on the walkaround done in April.

New Business:

Annual Meeting

The Annual Meeting is scheduled for Wednesday June 8 at 6 PM in the Victor-Farmington Library.

Meeting Adjourned: At 4:55 PM

Next meetings are scheduled for June 20; July 11; August 15; September 19; October 17; November 14; December 12.

Respectfully Submitted: Barbara Starr, Secretary